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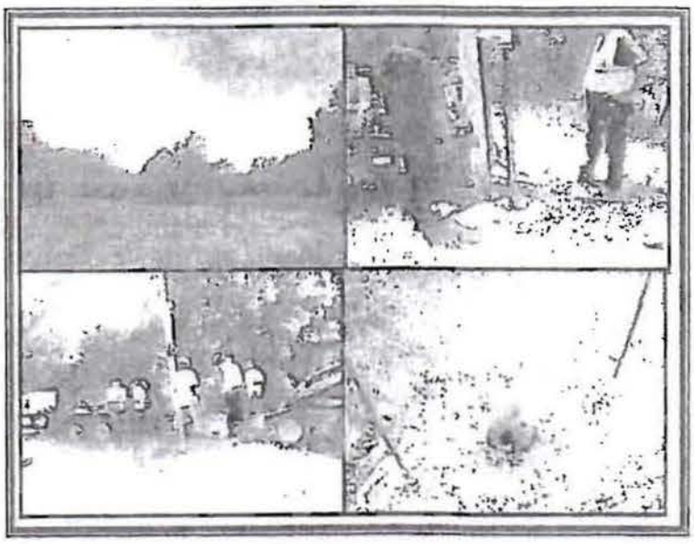

LIMITED PHASE II ENVIRONMENTAL SITE ASSESSMENT

Hope for Families, Inc.

Commercial Property - 8.8397 Acres
4922 Griggs Road
Houston, Texas 77021
Harris County

Quantum Project No.: H90047

June 4, 2009

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June 4, 2009

Mr. Michael Chambers
Hope for Families, Inc.
3015 North MacGregor Way
Houston, TX 77027

Re: **Limited Phase II Environmental Site Assessment Report**
Commercial Property – 8.8397 Acres
4922 Griggs Road
Houston, Harris County, Texas 77021

Quantum Project #: H90047

Mr. Chambers,

Quantum Environmental Consultants, Inc. (Quantum) has completed the Limited Phase II Environmental Site Assessment (ESA) for the above referenced location.

Based on the results of this investigation, soil samples collected from borings SB1-2 (2'-5') and SB2-2 (2'-5') had concentrations of lead and trichloroethene, respectively that were above TCEQ Action Levels and laboratory screening levels.

Groundwater samples collected from boring TMW-1 (SB1) had concentrations of tetrachloroethene, 1,2-Dichlorethane (total); TMW-2 (SB2) had concentrations of 1,2-Dibromo-3-chloropropane, tetrachloroethene (a.k.a. Perchloroethylene or PERC), trichloroethene, cis-1, 2-Dichloroethane and 1,2-Dichlorethane (total) that exceeded TCEQ TRRP Tier 1 levels. The remaining analytical results for RCRA Metals, Total Petroleum Hydrocarbons (TPH) and Volatile Organic Compounds (VOCs) were below TCEQ Action Levels and laboratory screening levels. The soil and groundwater concentrations for lead and tetrachloroethene exceeded the TCEQ Action Levels and Screening Levels according to the TRRP Tier 1 Residential Protective Concentration Levels (PCLs) and the Texas-Specific Background Concentration levels.

Quantum recommends further investigation to evaluate the soil and groundwater concentrations that exceed the TCEQ Action and Screening Levels.

Purpose

The purpose of this Limited Phase II ESA Report was to identify *recognized environmental conditions* at 4922 Griggs Road, Houston, Texas 77027 for Hope for Families, Inc.

The Subject Property was identified as a mobile home trailer park in the 1960's through 1980's and since has been vacant.

Scope of Work

The objective of this Limited Phase II ESA was to evaluate subsurface soil and groundwater at the referenced Subject Property and determine the potential impact of TPH, RCRA Metals, and VOCs to the Subject Property. SPL Labs was used to analyze TPH by TCEQ Method 1005, RCRA Metals by EPA Method 6010 and VOCs by EPA Method 8260. The soil and groundwater sample concentrations were compared to the TRRP Tier 1 Concentration Levels for Residential, 0.5-acre source area, and Soil Protective of Groundwater concentrations dated April 20, 2007.

Soil and Groundwater Results

On May 13, 2009, Quantum advanced three soil borings (SB1 thru SB3) during the course of the Limited Phase II ESA. Three groundwater samples were collected from temporary monitoring wells TMW-1, TMW-2, and TMW-3 for the primary purpose to identify any chemicals of concern (COC) concentrations associated with the area located at 4922 Griggs Road, Houston, Texas 77021 and any affected media (soil and groundwater) relative to the applicable PCLs requirements of the RB-366/TRRP-13 *Review and Reporting of COC Concentration Data* (TCEQ 2002).

On May 26, 2009, Quantum spoke with Advance Cleaners personnel at the 5771 Cullen, Houston, Texas location regarding the former site located at 5056 Griggs Road, Houston, Texas 77021. The facility was relocated in 2006 after having been in the 5056 Griggs Road location since 1992. The facility was a full service, 1-hour dry cleaner that experienced some sewer drainage issues over the course of its existence at the site.

On May 27, 2009, Quantum met with Mr. Greg Bowman of CES Environmental located at 4904 Griggs Road, Houston, Texas 77021. Mr. Bowman stated that CES has not had any documented release from the facility, which exceeded federal or state requirements and that the facility discharges into the City of Houston (COH) sewer system via a forced main. A COH sample point (Well Point #5) is located immediately adjacent to the CES facility, north of the plant entrance.

Soil Characterization

Prior to drilling the soil borings, a utility locate was performed to verify the location of subsurface utilities within the area. The soil borings were cleared to three feet before actual drilling commenced. Soil samples were collected using split-spoon samplers in conjunction with hollow stem auger drilling methods to depths of approximately 2 to 30 feet.

Chemical testing was planned based on the field screening results during completion of the soil borings. Each sample was field screened for hydrocarbon vapors with ThermoEnvironmental Instruments Model 580B Organic Vapor Monitor (OVM) for headspace gas. The soil sample at 20-30 feet was above the water bearing zone. The boring was collected with sterile gloves, contained within a Teflon-sealed glass jar, placed on ice, and transported to the laboratory for analysis. Decontamination procedures for sampling equipment included washing with a detergent and rinsing with potable water. The target compounds for analysis included the chemical constituents for TPH by TCEQ Method 1005, RCRA Metals by EPA Method 6010 and VOCs by EPA Method 8260. The soil samples were delivered by Quantum to SPL, Inc. of Houston, Texas.

At the excavation area, the surface layer of the soil is dark brown loam, plastic, silty sand. The layer below that is about 9 inches thick and consists of friable, slightly acid, grayish brown loam soil. It tongues into the next layer, which is friable, slight gravelly, dark gray loam, about 18 inches thick that is slightly more clayey. The layer below that consists of caliche, ferrous oxide, silt, sand and light brownish gray loam. Groundwater was encountered at a depth of approximately 20-30 feet bgs during the drilling activities. A site map, which shows the boring locations, is provided in Attachment 1.

The analytical results for all soil samples indicated that TPH by TCEQ Method 1005 by EPA Method 8260 was below detection limits.

The analytical results for all soil samples analyzed by EPA Method 6010 indicated mercury was below detection limits; arsenic ranged from 0.0853 ppm to 4.97 ppm; barium ranged from 11.7 ppm to 324 ppm; cadmium ranged from below detection limits (<0.5 ppm) to 0.108 ppm; and lead ranged from 4.02 ppm to 21.1 ppm.

The analytical results for all soil samples analyzed for VOCs by EPA Method 8260 indicated trichloroethene ranged from below detection limits (<0.001 ppm) to 0.082 ppm; ethylbenzene ranged from below detection limits (<0.001 ppm) to 0.0019J ppm. The remaining constituents were below the detection limits.

Based on the results of this investigation, soil samples collected from borings SB1-2 (2-5) and SB2-2 (2-5) had concentrations of lead and trichloroethene, respectively above TCEQ Action

Levels and laboratory screening levels. Analytical results for TPH were below laboratory reporting limits. The soil analytical data is summarized on Table 2 in Attachment 2.

Groundwater Characterization

Three groundwater samples were obtained from TMW-1 (SB1), TMW-2 (SB2) and TMW-3 (SB-3). The groundwater sampling event was conducted to determine the extent of the chemicals of concern at the Subject Property. Area activities included groundwater level measurements, measurement of NAPL thickness (if present), and collection of groundwater samples for laboratory analysis for dissolved TPH by TCEQ Method 1005, RCRA Metals by EPA Method 6010 and VOCs by EPA Method 8260.

The analytical results for all three groundwater samples indicated that TPH by TCEQ Method 1005 was below detection limits. The analytical results for groundwater samples analyzed by EPA Method 6010 indicated cadmium, silver and mercury were below reporting limits <0.005 ppm; arsenic ranged from below reporting limits <0.005 ppm to 0.00386J ppm; barium ranged from 0.207 ppm to 0.243 ppm; chromium ranged from below reporting limits <0.005 ppm to 0.0111 ppm; selenium ranged from 0.0041 ppm to 0.0143 ppm and lead ranged from below reporting limits <0.005 ppm to 0.00512 ppm.

Collected groundwater samples from boring TMW-1 (SB1) had concentrations of tetrachloroethene, 1,2-Dichloroethane (total); TMW-2 (SB2) had concentrations 1,2-Dibromo-3-chloropropane, tetrachloroethene, trichloroethene, cis-1, 2-Dichloroethane and 1,2-Dichloroethane (total) that exceeded TCEQ TRRP Tier 1 levels. The remaining analytical results for TPH and VOCs were below TCEQ Action Levels and laboratory screening levels. The above referenced soil and groundwater concentrations for lead and tetrachloroethene exceeded the TCEQ Action Levels and Screening Levels according to the TRRP Tier 1 Residential Protective Concentration Levels (PCLs) and the Texas-Specific Background Concentration levels. The soil and groundwater analytical data are summarized on Tables in Attachment 2.

Evaluation of Analytical

The laboratory results for the soil and groundwater samples collected from the temporary monitoring wells indicated TPH by TCEQ Method 1005 was below reporting limits. The laboratory results for RCRA Metals by EPA Method 6010 and VOCs by EPA Method 8260 indicated concentrations that exceeded PCLs for the TCEQ Action Levels and Screening Levels according to the Texas Risk Reduction Program Tier 1 Residential PCL table. The soil and groundwater analytical data are summarized on Tables in Attachment 2.

The concentrations of chemicals of concern (COCs) identified in this Limited Phase II ESA were compared to levels published in the TRRP Tier 1 PCLs for Residential, 0.5 acre source area, Soil Protective of Groundwater concentrations dated April 20, 2007, and Texas-Specific Background

Concentration levels. The TRRP rule applies to releases of COCs into the environment that are produced, stored or disposed at commercial and industrial facilities or operations. This rule sets forth guidelines to adequately assess the extent of COCs in soil, groundwater, or other environmental media, and the general surface and subsurface conditions at the affected property. The rule also sets forth procedures that are to be used to calculate cleanup levels that are protective of human health and the environment. The TRRP rules set forth new requirements for determining releases or closures that pose unacceptable risk, and if so, the rule defines requirements for what must be done to reduce the risk, prevent pollution, and protect natural resources.

Conclusions and Recommendations

In conclusion, Quantum determined that a former dry cleaners (Advance Cleaners, TCEQ RN100558823) and a waste disposal facility (CES Environmental) operated and currently operate, respectively, on properties adjacent to the Subject Property and potentially contribute to the recognized environmental conditions that affect soil and groundwater quality on the Subject Property. This conclusion is supported by the following data:

- No onsite source areas are known and no documented solvent storage has been a part of the history of the Subject Property;

- Tetrachloroethene (a.k.a. Perchloroethylene or PERC) is indicative of dry cleaning facilities, in particular full-service dry cleaning facilities. Lead presence at the site may possibly result from subsurface sanitary sewer malfunctions, which are documented for this area, but may also result from the presence of solvents, paints, thinners, etc. Trichloroethane, likewise, is a petroleum-based solvent used in a variety of applications. 1, 2-Dibromo-chloropropane (DBCP) is a fumigicide that is a known carcinogen to humans; and 1, 2-Dichloroethane, which is mainly a degreaser solvent and precursor in PVC production.

Based on the results of this investigation, soil samples collected from borings SB1-2 (2-5) and SB2-2 (2-5) had concentrations of lead and trichloroethene, respectively. Analytical results for TPH and all other VOCs were below TCEQ Action Levels and laboratory screening levels.

Collected groundwater samples from boring TMW-1 (SB1) had concentrations of tetrachloroethene, 1,2-Dichloroethance (total); TMW-2 (SB2) had concentrations 1,2-Dibromo-3-chloropropane, tetrachloroethene, trichloroethene, cis-1, 2-Dichloroethane and 1,2-Dichloroethane (total) that exceeded TCEQ TRRP Tier 1 levels. The remaining analytical results for TPH and VOCs were below TCEQ Action Levels and laboratory screening levels. The above referenced soil and groundwater concentrations for lead and tetrachloroethene exceeded the TCEQ Action Levels and Screening Levels according to the TRRP Tier 1 Residential

Protective Concentration Levels (PCLs) and the Texas-Specific Background Concentration levels.

Quantum recommends further investigation to evaluate the soil and groundwater concentrations that exceed the TCEQ Action Levels and Screening Levels.

This Limited Phase II Environmental Site Assessment evaluation was performed by Quantum in accordance with applicable generally accepted practices of the profession in performing similar studies in the same general area and during the same general time frame. Quantum observed the same degree of care and skill generally exercised by the profession under similar circumstances. Quantum's observations and findings cannot be considered as scientific certainties.

The conclusions are based on our professional judgement regarding the significance of the limited information available during the course of this Limited Phase II. Specifically, Quantum does not and cannot represent that the location area contains no recognized environmental conditions, and/or other latent conditions beyond that observed by Quantum in the course of conducting this Limited Phase II ESA.

If you have any questions or comments, please feel free to contact us at 713-961-9975.

Sincerely,
Quantum Environmental Consultants, Inc.

Bennie L. Benford, Jr., CAPM
Project Manager

Attachments